

DOUGLAS COUNTY, NV **2021-968625**
RPTT:\$2418.00 Rec:\$40.00
\$2,458.00 Pgs=3 **06/04/2021 09:41 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-310-029

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Kwame Awuku and Tanya Hallburton Awuku
2609 Tampico Drive
Pittsburg, CA 94565

Escrow No.: ZC3105-JL

RPTT \$2,418.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH : That

Kathryn D. Lucas Successor Trustee of The Manuel P. Gonzalez 2000 Trust dated May 15, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell, and Convey to:

**Tanya Hallburton- Awuku and Kwame Awuku, Wife and Husband As Community Property
With Right Of Survivorship**

all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

Signature Page attached and made a part hereof.

The Manuel P. Gonzalez 2000 Trust dated May 15, 2000

Kathryn D. Lucas
By: Kathryn D. Lucas, Successor Trustee
LUCAS *KL*

STATE OF ~~NEVADA~~ *Virginia* } ss:
COUNTY OF *Loudoun*

This instrument was acknowledged before me on *May 26, 2021*

by *Kathryn D. Lucas*

Tracey Reek Leverett (seal)
Notary Public

TRACEY REEK LEVERETT
Notary Public
Commonwealth of Virginia
Registration No. 7693066
My Commission Expires Jan 31, 2024

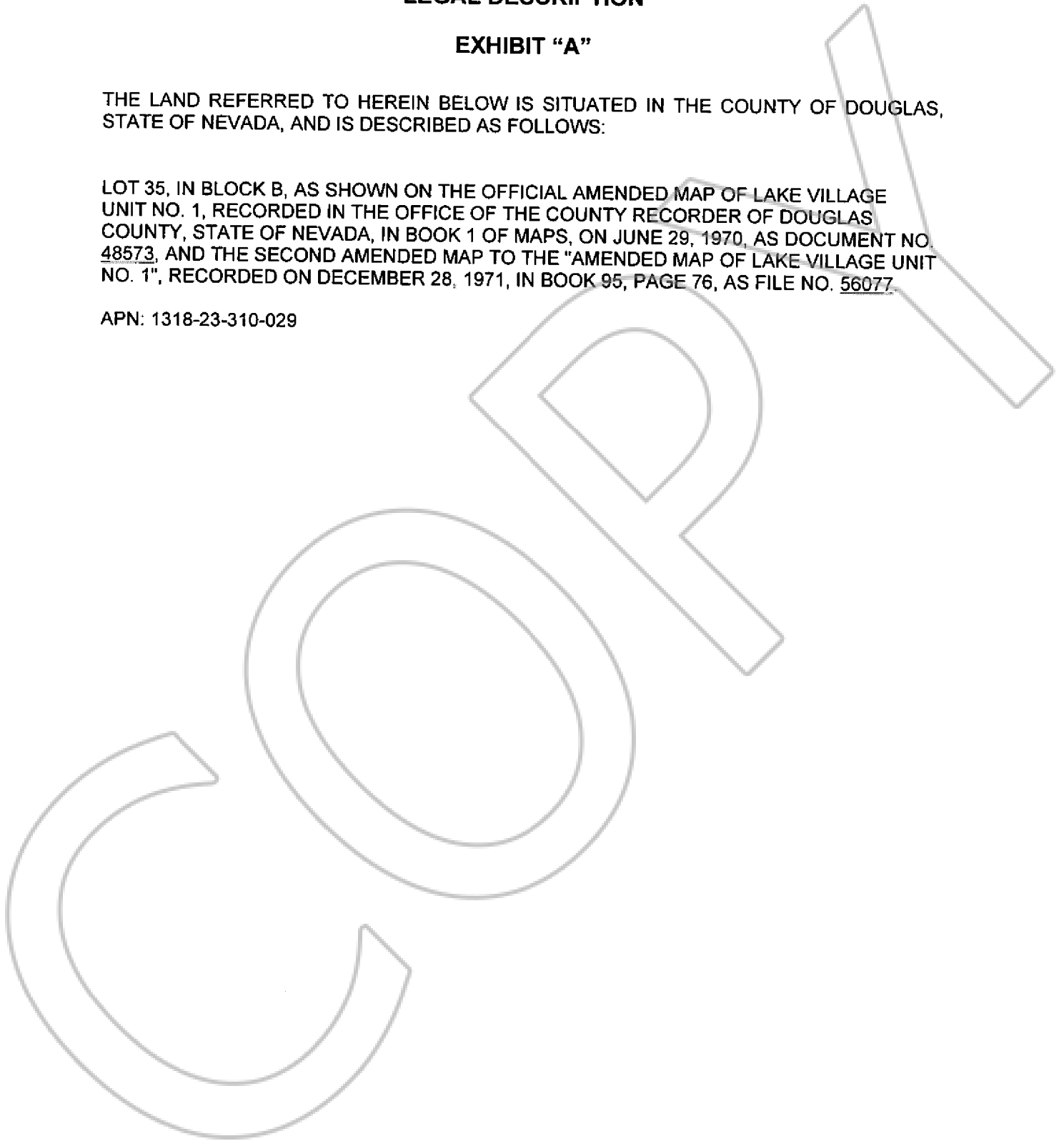
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

LOT 35, IN BLOCK B, AS SHOWN ON THE OFFICIAL AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, IN BOOK 1 OF MAPS, ON JUNE 29, 1970, AS DOCUMENT NO. 48573, AND THE SECOND AMENDED MAP TO THE "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", RECORDED ON DECEMBER 28, 1971, IN BOOK 95, PAGE 76, AS FILE NO. 56077.

APN: 1318-23-310-029



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-23-310-029
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land b) Single Fam. Res.
- c) Condo/Twnhse d) 2-4 Plex
- e) Apt. Bldg f) Comm'l/Ind'l
- g) Agricultural h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	<u>\$620,000.00</u>
Transfer Tax Value	<u>\$620,000.00</u>
Real Property Transfer Tax Due:	<u>\$2,418.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Kathryn D. Lucas Trustee By: Kathryn D. Lucas, Successor Trustee
Signature: Kwame Awuku Agent

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: The Manuel P. Gonzalez 2000 Trust
dated May 15, 2000
Address: 41642 Adamson Drive
Aldie, VA 20105

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Kwame Awuku
Address: 2609 Tampico Drive
Pittsburg, CA 94565

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3105-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED